

**Zoning Public Hearing
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-25
AGENDA DATE: Thu 12/15/2005
PAGE: 1 of 1**

SUBJECT: C14-05-0179 - Spring Lake Subdivision - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 9009 Spring Lake Drive (Bull Creek Watershed) from rural residence (RR) district zoning to single-family residence-large lot (SF-1) district zoning. Zoning and Platting Commission Recommendation: To grant single-family residence-large lot-conditional overlay (SF-1-CO) combining district zoning. Applicant: Rahul Deshmukh and Mrudula Yadav. Agent: Land Answers: (Jim Witliff). City Staff: Sherri Sirwaitis, 974-3057.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-05-0179

Z.A.P. DATE: November 15, 2005

ADDRESS: 9009 Spring Lake Drive

OWNER/APPLICANT: Rahul Deshmukh and Mrudula Yadav

AGENT: Land Answers (Jim Wittliff)

ZONING FROM: RR **TO:** SF-1 **AREA:** 1.350 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant SF-1, Single-Family Residence-Large Lot District, zoning.

ZONING AND PLATTING COMMISSION:

11/15/05: Approved SF-1-CO zoning limited to two residential units (7-0, J. Gohil, J. Martinez-absent); M. Hawthorne-1st, T. Rabago-2nd.

DEPARTMENT COMMENTS:

The property in question is currently undeveloped. The site slopes to the east and is covered by several large trees. The applicant is requesting a rezoning from RR to SF-1 to subdivide this tract of land into three lots to construct new single family residences on the property. The staff recommends the applicant's request for SF-1 zoning because the property fronts onto a local collector street, Spring Lake Drive. The site is located adjacent to existing SF-1 zoning and single family residential uses to the south and west.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	RR	Undeveloped
North	RR	Golf Course
South	SF-1	Single-Family Residences
East	RR	Golf Course
West	SF-1	Single-Family Residences

AREA STUDY: N/A

TIA: Not Required

WATERSHED: Bull Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: Yes

NEIGHBORHOOD ORGANIZATIONS:

- 115 – Balcones Village-Spicewood H.O.A.
- 157 – Courtyard Homeowners Association
- 426 – River Place Residential Community Association, Inc.
- 475 – Bull Creek Foundation

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-99-0064.06D	SF-1 to P	5/18/99: Approved staff rec. of 'P' (8-0)	7/15/99: Approved PC rec. of 'P' (6-0); all 3 readings

RELATED CASES:

ABUTTING STREETS:

Name	ROW	Pavement	Classification
Spring Lake Drive	50'	30'	Local
Jolly Hollow Drive	50'	28'	Local

CITY COUNCIL DATE: December 15, 2005

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 974-3057,

sherri.sirwaitis@ci.austin.tx.us

STAFF RECOMMENDATION

The staff's recommendation is to grant SF-1, Single-Family Residence-Large Lot District, zoning.

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Single-family residence large lot (SF-1) district is the designation for a low density single-family residential use on a lot that is a minimum of 10,000 square feet. An SF-1 district designation may be applied to a use on land with sloping terrain or environmental limitations that preclude standard lot size or to a use in an existing residential development on a lot that is 10,000 square feet or more.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed zoning promotes consistency and orderly planning because there are existing single family residential uses to the south and west of this site. The property in question is located adjacent to SF-1 zoning and fronts onto a local collector street, Spring Lake Drive.

EXISTING CONDITIONS

Site Characteristics

The site is currently undeveloped. This tract of land slopes to the east and is covered by several large trees.

Hill Country Roadway

The site is not within a Hill Country Roadway Corridor.

Impervious Cover

The maximum impervious cover allowed by the SF-1 zoning district would be 40%. However, if the Watershed impervious cover is more restrictive than the SF-1 zoning district's allowable impervious cover, the impervious cover on this site could be limited by the watershed ordinance.

The site is in the Bull Creek Watershed of the Colorado River Basin, and is classified as a Water Supply Rural Watershed by Chapter 25-8 of the City's Land Development Code. Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	% of Net Site Area	% NSA with Transfers	Allowable Density
One or Two Family Residential	n/a	n/a	1 unit/2 acres net site area
Multifamily Residential	20%	25%	n/a
Commercial	20%	25%	n/a

Note: The most restrictive impervious cover limit applies.

Environmental

The site is located over the North Edward's Aquifer Recharge Zone. The site is in the Bull Creek Watershed of the Colorado River Basin, and is classified as a Water Supply Rural Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone.

Single family or duplex development within a Water Quality Transition Zone may not exceed a density of one unit per three acres, exclusive of land within a 100-year floodplain, and must have a minimum lot size of 2 acres.

According to flood plain maps, there is no flood plain in, or within close proximity of, the project location.

The site is located within the endangered species survey area and must comply with the requirements of Chapter 25-8 Endangered Species in conjunction with subdivision and/or site plan process.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code requirements.

Transportation

No additional right-of-way is needed at this time.

The trip generation under the requested zoning is estimated to be 57 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

Existing Street Characteristics:

Name	ROW	Pavement	Classification
Spring Lake Drive	50'	30'	Local
Jolly Hollow Drive	50'	28'	Local

Capital Metro bus service is not available within 1/4 mile of this property.

There are no existing sidewalks along Spring Lake Drive or Jolly Hollow Drive and neither street is included in the Bicycle Plan.

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extension, and system upgrades to serve each lot. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay the associated and applicable city fees.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program, if available.

Compatibility Standards

No comments.



Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-05-0179
Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing:
November 15, 2005 Zoning and Platting Commission

ANTHONY BOMMARITO

Your Name (please print)



9012 SPRING LAKE DRIVE

Your address(es) affected by this application AUSTIN, TX 78750-2953

Anthony Bommarito

Signature

November 10, 2005

Date

Comments: There should be NO building or construction on the property at 9009 Spring Lake Drive for the following reasons:

1. 100+ year old trees will be destroyed if done on the property.
2. There is "Wild life" and "Birds" that will be moved or dispersed.
3. A light rain produces a river - a definite flood on
4. Underwater springs and drainage from the entire area is channeled onto this property.

No action of any kind should be taken on this area until an ecological study is done to determine the problems that building on this property would create.

If you use this form to comment, it may be returned to:

City of Austin
Neighborhood Planning and Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-05-0179
Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing:
November 15, 2005 Zoning and Platting Commission

Aland Paula Cushman

Your Name (please print)



9014 Spring Lake Dr.

Your address(es) affected by this application

Paula S. Cushman

Signature

11-9-05

Date

Comments: We strongly object to the rezoning. For the following reasons: 1. During heavy rains this area frequently floods due to the creek and pond runoff; 2. there is wild life living there that would have to be relocated; 3. a considerable amount of trees would have to be cut down to build on the property; 4. we feel before any consideration of rezoning this property, there should be an ecological study of the property to see how it would change runoff due to the creek and underground springs.

If you use this form to comment, it may be returned to:

City of Austin
Neighborhood Planning and Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-05-0179

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

November 15, 2005 Zoning and Platting Commission

PETER JOHN
Your Name (please print)

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

9010 SPRING LAKE DRIVE
Your address(es) affected by this application

[Signature]
Signature

11/15/05
Date

Comments: FROM KNOWLEDGE OF PAST FLOODING, THESE
LOTS ARE VERY PRONE TO FLOODING, ANY BREAK IN STREET
CURB WILL PUMP DRAIN WATER INTO ENT OF HOUSE. FLOOD
PROT STRUCTURES WILL BE DIFFICULT & EXPENSIVE TO BUILD,
CHANGE IN ZONING IS NOT RESPONSIBLE ACTION BY COMMUNITY
OR ZONING AUTHORITIES. LAND SHOWS CLEAR SIGNS OF
FLOODING & OVERFLOW ALSO PRESENT IN AREAS WHERE
ROUTES WOULD BE BUILT.
LAND IS ALSO A GREAT PLACE FOR LARGE ANIMAL POPULATION, INCLUDING
DEER, OWLS, BEARS, SKUNK, ETC.

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

ALL HOUSES ON SPRING LAKE WERE PURCHASED WITH THE
EXPRESS UNDERSTANDING THAT THIS LAND WOULD NOT

BE BUILT ON

Sirwaitis, Sherri

From: Development Review & Inspection
Sent: Tuesday, November 15, 2005 11:51 AM
To: Sirwaitis, Sherri
Subject: FW: devweb - Case Number C14-05-0179

Sherri,

Could you help out with this? I believe it was your case.

Neil Galati

for

Steve Wilkinson, AICP
Watershed Protection & Development Review Department City of Austin, TX.
512-974-2657
<http://www.ci.austin.tx.us/development/>

-----Original Message-----

From: Jerrylisis@aol.com [mailto:Jerrylisis@aol.com]
Sent: Monday, November 14, 2005 5:40 PM
To: devweb@ci.austin.tx.us
Subject: devweb - Case Number C14-05-0179

Date/Time Submitted: Monday, 11/14/05, 1739 hours

From: Albert Lozano

E-mail address: Jerrylisis@aol.com

Subject: Case Number C14-05-0179

Comments:

I want to voice our objection to the rezoning of 9009 Spring Lake Dr.